039.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	610,600 / 610,600
					USE VALUE:	610,600 / 610,600
					ASSESSED:	610,600 / 610,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORD STEPHANIE K
Owner 2:	
Owner 3:	
Street 1:	15 WHEATON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AUCIELLO VITO A & ANNA /ESTATE -
Owner 2:	-
Street 1:	15 WHEATON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1004 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

Prior Auciello dod 6/9/12

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7475.000	194,500	3,800	412,300	610,600
Total Card	0.172	194,500	3,800	412,300	610,600
Total Parcel	0.172	194,500	3,800	412,300	610,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 608.17 | /Parcel: 608.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	194,500	3800	7,475.	412,300	610,600		Year end	12/23/2021
2021	101	FV	187,400	3800	7,475.	412,300	603,500		Year End Roll	12/10/2020
2020	101	FV	187,400	3800	7,475.	412,300	603,500	603,500	Year End Roll	12/18/2019
2019	101	FV	163,800	3800	7,475.	373,700	541,300	541,300	Year End Roll	1/3/2019
2018	101	FV	163,800	3800	7,475.	354,300	521,900	521,900	Year End Roll	12/20/2017
2017	101	FV	163,800	3800	7,475.	309,200	476,800	476,800	Year End Roll	1/3/2017
2016	101	FV	163,800	3800	7,475.	264,100	431,700	431,700	Year End	1/4/2016
2015	101	FV	163,000	3800	7,475.	244,800	411,600	411,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUCIELLO VITO A	61827-529		5/20/2013	Estate/Div	423,150	No	No		Anna Auciello dod 6/9/12
	13424-108		4/1/1978		40,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2013	1205	Redo Kit	11,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/13/2009	Meas/Inspect	294	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7475		Sq. Ft.	Site		0	64.	0.86	3									412,319						412,300	

Total AC/HA: 0.17160 | Total SF/SM: 7475 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 412,319 | Spl Credit: | Total: 412,300

PRINT

Date	Time
12/29/21	22:47:58

LAST REV

Date	Time
05/14/19	14:36:06

apro

User Acct

26135

GIS Ref

GIS Ref

Insp Date

12/08/18

!3234!

PAT ACCT.: 3234

USER DEFINED

Prior Id # 1:	26135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	18	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99455404
Adj $ / SQ:	134.265
Other Features:	62353
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	238996
Depreciation:	44453
Depreciated Total:	194543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

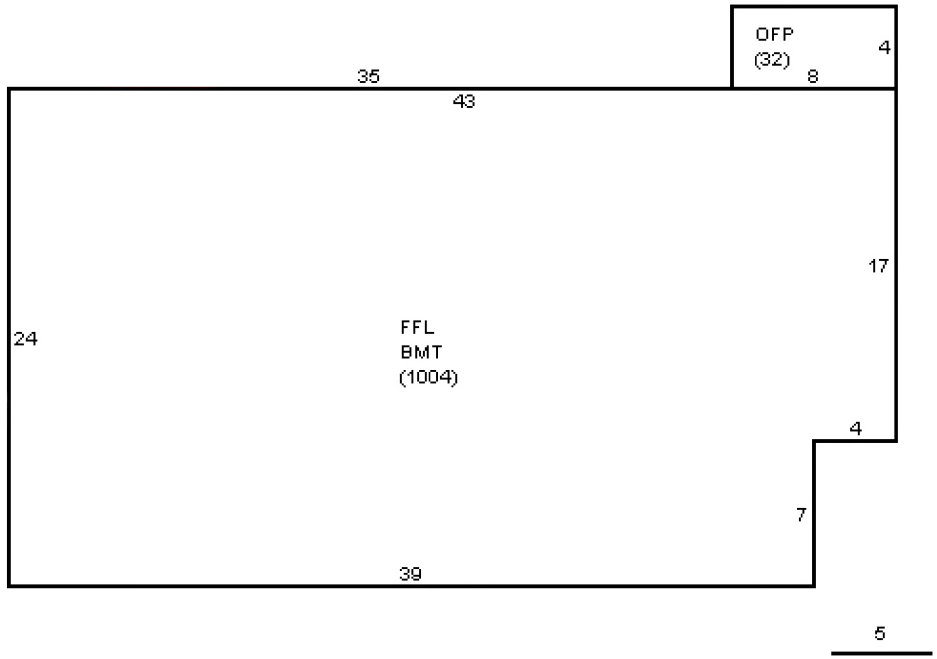
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.26
Special Features:	0	Val/Su Net:	95.34
Final Total:	194500	Val/Su SzAd	193.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,004	40.280	40,441
FFL	First Floor	1,004	134.260	134,802
OFP	Open Porch	32	43.760	1,400
	Net Sketched Area:	2,040	Total:	176,643
Size Ad	1004	Gross Area	2040	FinArea 1004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1957	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:	Total: 3,800

IMAGE

AssessPro Patriot Properties, Inc